



# Isleta Boulevard and Village Centers Sector Development Plan

DRAFT



July 25, 2005

# Isleta Boulevard and Village Centers Sector Development Plan

DRAFT: July 25, 2005



## Prepared for:

Bernalillo County  
Zoning, Building & Planning Department  
111 Union Square SE, Suite 100  
Albuquerque, NM 87102

## Prepared by:

Resource Center for Raza Planning  
The University of New Mexico  
School of Architecture and Planning  
MSC04 2530  
2414 Central SE  
Albuquerque, NM 87131





## Preface

---

Bernalillo County awarded the contract to develop the Isleta Boulevard and Village Centers Sector Development Plan to the Resource Center for Raza Planning in Summer 2004. Affiliated with the University of New Mexico's School of Architecture and Planning, the Resource Center for Raza Planning (RCRP) was established in 1998 to add to the planning efforts of traditional communities in New Mexico. As a conduit between higher education and traditional communities, RCRP's mission is to contribute to the sustainability and survivability of communities like the South Valley.

RCRP maintains a community-based planning philosophy for every planning project it undertakes. Through a comprehensive public outreach strategy and a collaborative public process, RCRP strives to seek out, listen to, and learn from as many community voices as possible. At RCRP, we believe that a planning document is only as good as the planning process.

The RCRP Planning Team consisted of Maggie Adams and Jacobo Martinez, Project Managers, and Stephen Wheeler, Planning Principal. The RCRP staff that assisted with community meetings includes Ramón Gallegos, Michael Montoya, and Vicente Quevedo. In addition, Bernadette Miera served as a Planning Consultant through January 2005.

### Dedication

The RCRP Planning Team would like to express heartfelt thanks to the South Valley/Isleta corridor community. We can only hope this document honors the passion, earnestness, and knowledge these residents embody. Our year-long planning process was truly defined by the community members who chose to spend their time with us, and because of that, our meetings were fun, warm, and full of exchange. As a testament to the incredible commitment these men and women have for their community, we dedicate this sector plan to the residents of the South Valley.



### "Valley Supporters"

Sketched by Ron Phillips,  
Pueblo Arts

October 12, 2004

Sector Plan Community  
Mapping meeting,  
Harrison Middle School

## **Acknowledgements**

The RCRP Project Managers would like to acknowledge County Commissioner Teresa Córdova for her dedication to the South Valley, her knowledge of local planning issues, and her friendship. Commissioner Córdova's wisdom and spirit were a guiding force during this planning process.

UNM Community and Regional Planning Assistant Professor Stephen Wheeler deserves a huge amount of thanks for the attention to detail and the physical planning focus he brought to this sector plan. In his close work with the Project Managers and when working alone to develop the Village Center site plan drawings, Dr. Wheeler demonstrated a dedication for excellence that is above and beyond conventional expectations. We are immensely grateful for the guidance, kindness, and sense of humor he brought to the planning process and to this document. This sector plan is a true reflection of Dr. Wheeler's commitment to community.

South Valley planner Enrico Gradi deserves many thanks for being a fixture at our Monday morning meetings and bringing with him a vast amount of knowledge regarding planning needs in the South Valley. The relatively quick pace of this planning process owes much to the advice and guidance we received from Mr. Gradi throughout the year, who offered his help at every turn.

Bernadette Miera deserves thanks for being an invaluable source of knowledge – particularly regarding the corridor's cultural landscape – and for being a steadfast supporter of RCRP and this planning process.

Thanks goes to Natasha Needham for drawing the Gateway Village Center perspective and for digitizing Stephen Wheeler's Village Center site plans.

Finally, the Project Managers would like to acknowledge two UNM Community and Regional Planning studios: the Fall 2003 Advanced Planning Studio and the Spring 2001 Urban Planning and Design Studio. The Fall 2003 studio published "The South Valley's Upper Isleta Corridor: Proposal for a Sector Plan" that served as a valuable background document for this process in addition to conveying a number of policy ideas that made it into the actual sector plan. The Spring 2001 studio published "Visions of Armijo Village Center," a document that contained a site plan drawing for the Sunset Drive-in site that we have included in the Village Center chapter of this plan.

**The Resource Center for Raza Planning**

Maggie Adams

Jacobo Martinez

July 2005

### **Isleta Boulevard Village Center Zone**

The Isleta Boulevard Village Center Zone is designed to enhance existing community focal points with zoning that features design, public space, and development strategies tailored to each center's unique character. In the context of this sector plan, a Village Center is an area of specific historic or current focus along the Isleta Corridor. These Village Centers range from relatively rural to relatively urban, but all are existing centers of activity with ample opportunity for new public amenities and design elements.

### **Isleta Boulevard Mixed-Use Zone**

The Isleta Boulevard Mixed-Use Zone is designed to create self-sustaining areas within the community that complement historical land use patterns and provide an option for landowners who may want more flexibility than their current zoning provides. The Mixed-Use Zone will be available for those parcels zoned C-1 and R-1 between the Village Center Zones. Pedestrian accessibility is important in the Mixed-Use Zone, which is intended to facilitate interaction and synergy.

### **Isleta Boulevard Design Overlay Zone**

The Isleta Boulevard Design Overlay Zone is designed to protect the South Valley's sense of place by outlining standards for the entire Isleta corridor to help preserve certain character elements, including signage, lighting, walls and fences, parking, vegetation, residential subdivision development, architectural design, road design, low-impact stormwater drainage, and trail networks.